

FOR SALE

**12 MILLHILL STREET,
STRANRAER, DG9 7AE**



A very well-presented second floor flat, located within easy reach of the town centre and all major amenities. The property has been extensively modernised in the past to include a splendid kitchen, delightful bathroom, new internal woodwork, uPVC double glazing, and gas fired central heating.

**HALLWAY, LOUNGE, KITCHEN, BATHROOM,
BEDROOM, SHARED GARDEN**

PRICE: Offers over £42,500 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Conveniently located within easy reach of all major amenities in and around the town centre, this is a very well-presented second floor flat which provides comfortable and very well-maintained accommodation over one level.

The property is in first class condition throughout and benefits from a contemporary kitchen, delightful bathroom, new internal woodwork, uPVC double glazing, and gas fired central heating.

Of traditional construction under a shared tiled roof, it is ideally suited to the first time buyer or those requiring easy access to supermarkets, healthcare, indoor leisure pool complex, and both secondary and primary schools.

HALL:

Access to the property is by way of a secure intercom system and then to a uPVC storm door. The hallway provides access to all the accommodation. CH radiator.



BOXROOM:

This most useful walk-in storage cupboard.

LOUNGE:

This is a most comfortable room to the front of the property with an outlook over other residential property. CH radiator and TV point.



KITCHEN:

The kitchen has been fitted with a range of contemporary floor and wall mounted units with ample granite style worktops incorporating a stainless-steel bowl sink with mixer. There is gas hob, extractor hood, built-in oven, and plumbing for an automatic washing machine.



BATHROOM:

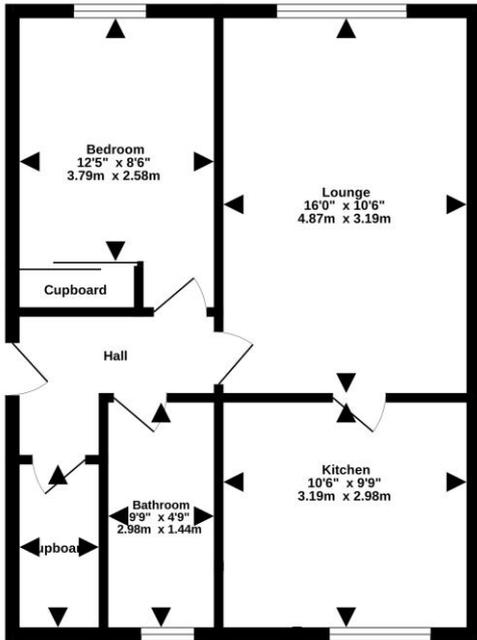
The bathroom is fitted with a white suite comprising WHB, WC and bath. There is an electric shower in place over the bath. Heated towel rail and tiled flooring.



BEDROOM:

A bedroom to the front with built-in wardrobe, CH radiator, and TV point.





Measurements are approximate. Not to scale. Illustrative purposes only.
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 30/08/2023

COUNCIL TAX: Band 'A'

GENERAL: All carpets and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, gas, water, and drainage. EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property or show what is included in the sale.